

ORDINANCE NO. 840301-S

AN ORDINANCE ADOPTING A NEW CHAPTER 13-2A (REVISED ZONING REGULATIONS) OF THE AUSTIN CITY CODE OF 1981; SUPERSEDING CHAPTER 13-2 OF SAID CODE; PROVIDING FOR THE EFFECTIVE DATE OF THE REVISED ZONING REGULATIONS; PROVIDING FOR PROCEDURES FOR TRANSLATING THE ZONING CLASSIFICATIONS OF ALL PROPERTIES IN AUSTIN TO CLASSIFICATIONS UNDER THE REVISED ZONING REGULATIONS; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That a new Chapter 13-2A (Revised Zoning Regulations) be and is hereby added to the Austin City Code of 1981, a copy of which is attached hereto and made a part hereof as Exhibit "A".

PART 2. That said Chapter 13-2A shall supersede the present Chapter 13-2 (Zoning) of the City Code in the manner which is prescribed in said Chapter 13-2A.

PART 3. That said Chapter 13-2A shall become effective on January 1, 1985.

PART 4. That prior to the January 1, 1985 effective date of said Chapter 13-2A, the Planning Commission and City Council shall conduct the hearings prescribed by Tex. Rev. Civ. Stat. Ann., Art. 1011f and 1011d, respectively, after due notice as called for by said statutes, for the purpose of translating the zoning classifications of all properties in Austin to classifications under the revised zoning regulations of said Chapter 13-2A in accordance with the translation table attached hereto and made a part hereof as Exhibit "B".

PART 5. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this ordinance shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion thereof or provisions, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.

PART 6. Whereas an emergency exists concerning the safe, orderly and healthful growth and development of the City, and such emergency requires that this Ordinance become effective immediately upon its passage in order to assure the immediate preservation of the public peace, health, safety and general welfare ; therefore, this Ordinance shall become effective immediately upon its passage, as provided by the Charter of the City of Austin. Provided however, that this emergency clause provides for the effective date of this adopting Ordinance, but shall not be construed to mean that Chapter 13-2A shall be in effect prior to January 1, 1985.

PASSED AND ADOPTED

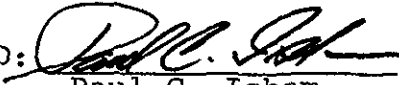
March 1, 1984

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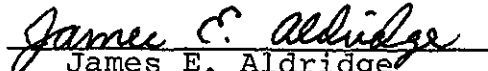
Ron Mullen
Mayor

APPROVED:



Paul C. Isham
City Attorney

ATTEST:



James E. Aldridge
City Clerk

JMN:saf

City of Austin

AUSTIN CITY COUNCIL

Ron Mullen
Mayor

John Trevino, Jr.
Mayor Pro-Tem

Mark Rose
Roger Duncan
Sally Shipman
Mark E. Spaeth
Charles E. Urdy

ACTING CITY MANAGER
Jorge Carrasco



CHAPTER 13-2A

(REVISED ZONING REGULATIONS)

CODE OF THE CITY OF AUSTIN, TEXAS

SUMMARY OF CURRENT & PROPOSED ZONING

This is a summary of Permitted Uses in the Current and Proposed zoning ordinances. Locate the current zoning in the left-hand column. Then follow the arrow across to the right-hand column to find the proposed zoning. Only examples of permitted uses have been listed. Conditional uses which require additional review are not listed. Please refer to the appropriate zoning ordinance for additional uses and requirements. Explanatory notes at bottom of last page.

| CURRENT ZONING | | PROPOSED ZONING |
|--|---|---|
| LA LAKE AUSTIN RESIDENCE (all H&A districts) Single Family Dwelling. (Min. Lot: 1 acre) | → | LA LAKE AUSTIN RESIDENCE DISTRICT Height: 35 ft. Single Family Dwelling. (Min. Lot: 1 acre) |
| SR SUBURBAN RESIDENCE (1st H&A) Single Family Dwelling. (Min. Lot: 1 acre) | → | RR RURAL RESIDENCE DISTRICT Height: 35 feet. Single Family Dwelling. (Min. Lot: 1 acre) |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | → | SF-1 SINGLE FAMILY RESIDENCE (LARGE LOT) Hgt: 35 ft. Single Family Dwelling. (Min. Lot: 10,000 sq. ft.) |
| AA RESIDENCE (1st H&A, 2nd H&A) Single Family Dwelling. (Min. Lot: 5,750 sq. ft.) | → | SF-2 SINGLE FAMILY RESIDENCE (STD. LOT) Hgt. 35 ft.) Single Family Dwelling. (Min. Lot: 5,750 sq. ft.) |
| A RESIDENCE (all H&A districts) Any use permitted in "AA", Single Family Dwelling, Duplex. (Min. Lot: 5,750 sq. ft.) | → | SF-3 FAMILY RESIDENCE Height: 35 ft. Single Family Dwelling, Duplex (Min. Lot: 5,750 sq. ft.) |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | → | SF-4 SINGLE FAMILY RESIDENCE (SMALL LOT) Hgt. 35 ft. Single Family Dwelling (Min. Lot: 3,600 sq. ft.) |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | → | SF-5 URBAN FAMILY RESIDENCE Height: 35 ft. Single Family Dwelling, Duplex, Townhouses, and Condominiums. (Min. Lot: 5,750 sq. ft.) |
| A-2 CONDOMINIUM RESIDENCE (1st H&A) Any use permitted in "A" and Condominiums. (Min. Lot: 14,000 sq. ft.) | → | SF-6 TOWNHOUSE AND CONDOMINIUM RESIDENCE Hgt: 35 ft. Single Family Dwelling, Duplex, Two Family Dwellings (See Note 1), Townhouses, Condominiums. (Min. Lot: 5,750 sq. ft.) |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | → | MF-1 MULTI-FAMILY RESIDENCE (LMT'D DENSITY) Hgt: 40 ft. Single Family Dwelling, Duplex, Two Family Dwellings (See Note 1), Townhouses, Apts. Up to 17 U.P.A. (Min. Lot: 8,000 sq. ft.) |
| BB RESIDENCE (1st H&A, 6th H&A) Any use permitted in "A", Apartments. 22-27 U.P.A. | → | MF-2 MULTI-FAMILY RESIDENCE (LOW DENSITY) Hgt: 40 ft. Single-Family Dwelling, Duplex, Two Family Dwellings (See Note 1), Townhouses, Apts. Up to 23 U.P.A. (Min. Lot: 8,000 sq. ft.) |
| BB RESIDENCE (2nd H&A, 5th H&A) Any use permitted in "A", Apartments. 29-36 U.P.A. | → | MF-3 MULTI-FAMILY RESIDENCE (MED. DENSITY) Hgt: 40 ft. Single Family Dwelling, Duplex, Two Family Dwellings (See Note 1), Townhouses, Apts. Up to 36 U.P.A. (Min. Lot: 8,000 sq. ft.) |
| B RESIDENCE (1st H&A) Any use permitted in "BB", Apartments. 54-67 U.P.A. | | |
| BB RESIDENCE (3rd H&A) Any use permitted in "A", Apartments. 40-54 U.P.A. | | |
| B RESIDENCE (6th H&A) 40-54 U.P.A. (2nd, 5th H&A) 54-67 U.P.A. Any use permitted in "BB", Apartments. | → | MF-4 MULTI-FAMILY RESIDENCE (MOD.-HIGH DENSITY) Hgt: 60 ft. Single Family Dwelling, Duplex, Two Family Dwellings (See Note 1), Townhouses Apts. Up to 54 U.P.A. (Min. Lot: 8,000 sq. ft.) |
| BB RESIDENCE (4th H&A) Any use permitted in "A", Apartments. 54-67 U.P.A. | | |
| B RESIDENCE (3rd H&A) 72-96 U.P.A. RESIDENCE (4th H&A) 87-116 U.P.A. Any use permitted in "BB", Apartments | → | MF-5 MULTI-FAMILY RESIDENCE (HIGH DENSITY) Hgt: 60 ft. Single Family Dwelling, Duplex, Two Family Dwellings (See Note 1), Townhouses, Apts. Up to 54 U.P.A. (Min. Lot: 8,000 sq. ft.) |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | → | MF-6 MULTI-FAMILY RESIDENCE (HIGHEST DENSITY) Hgt: 90 ft. Single Family Dwelling, Duplex, Two Family Dwellings (See Note 1), Townhouses, Apts. Unlimited Density. (Min. Lot: 8,000 sq. ft.) |
| MH MOBILE HOME (1st H&A) | → | MH MOBILE HOME RESIDENCE Height: 35 ft. Mobile Home Residential |

| CURRENT ZONING | | PROPOSED ZONING |
|--|--------|--|
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | → NO | NEIGHBORHOOD OFFICE Height: 2 stories or 35 feet. Small, Professional Offices compatible with existing neighborhoods. |
| O-1 OFFICE DISTRICT (all H&A districts) Any use permitted in "O" except apartments. O OFFICE (1st H&A) Any use permitted in "B", and Professional, Medical, and semi-professional offices. | → LO | LIMITED OFFICE Height: 40 feet Office use predominantly serving neighborhood or community needs, e.g., Professional, semi-professional and Medical Offices. |
| O OFFICE (2nd, 3rd, 4th H&A) Any use permitted in "B", and Professional, Medical, and semi-professional offices. | → GO | GENERAL OFFICE Height: 60 ft. ² Offices and selected commercial uses predominantly serving community and city-wide needs, e.g., Medical or Professional Offices. |
| LR LOCAL RETAIL (all H&A districts) Any use permitted in "O", and local retail uses, e.g., grocery store, cafe, service station, variety store, bank, bakery | → LR | NEIGHBORHOOD COMMERCIAL Height: 40 feet Shopping facilities that provide limited business service and office facilities to the residents of the neighborhood, e.g., Consumer Repair Services, food sales, Pet Services. |
| GR GENERAL RETAIL (all H&A districts) Any use permitted in "LR", and general retail uses, e.g., ambulance service, restaurant, auto repair, car wash, garage, department store, sale of new or used cars. | → GR | COMMUNITY COMMERCIAL Height: 60 ft. ² Offices or commercial uses serving neighborhoods and community needs, including unified and individually developed shopping centers or commercial sites, e.g., Service Stations, Funeral Services. |
| L LAKE DISTRICT Any use permitted in "LR", subject to special permit review. | → L | LAKE COMMERCIAL Height: 200 feet Any combination of office, retail, commercial, and residential uses within a single development. For application to areas in close proximity to Town Lake. |
| NO EQUIVALENT IN CURRENT ORDINANCE For application to areas zoned 4th H&A under current ordinance which are in the Core Area map. (See attached map.) | → CBD | CENTRAL BUSINESS DISTRICT Height: ³ Uses intended for the core area of Austin, including residential use types and a wide variety of offices and commercial activities. |
| NO EQUIVALENT IN CURRENT ORDINANCE For application to areas zoned 3rd H&A under current ordinance which are in the Core Area map. (See attached map.) | → DMU | DOWNTOWN MIXED USE Height: 120 feet Uses intended for application to areas on the periphery of the CBD, permitting a wide variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding densities. |
| C COMMERCIAL (all H&A districts) All uses permitted in "GR", and commercial uses, e.g., offices, banks, bakeries, pawn shops, refrigeration storage, warehouses for durable goods. | → CS | COMMERCIAL SERVICES Height: 60 ft. ² Commercial or industrial activities which typically have operating characteristics or traffic service requirements generally incompatible with offices, retail shopping or residential development, e.g., equipment sales, vehicle storage, construction or service sales, custom manufacturing. |
| C-1 COMMERCIAL (all H&A districts) Any use permitted in "C", and liquor store. C-2 COMMERCIAL (all H&A districts) Any use permitted in "C-1", and cocktail lounge. | → CS-1 | COMMERCIAL-LIQUOR SALES Height: 60 ft. ² Liquor Sales is added to the permitted uses of the CS District, above; Cocktail Lounges are conditional uses. |
| NO EQUIVALENT IN CURRENT ORDINANCE | → CH | COMMERCIAL HIGHWAY Height: 120 ft. ² Uses intended predominately for major mixed use developments of a service nature which typically have operating characteristics requiring location at the intersection of state maintained highways, excluding scenic arterials. |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | → IP | INDUSTRIAL PARK Height: 60 ft. ² Limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards, typically located on large sites or in planned industrial parks, e.g., Administrative or Business Offices, Research Services, and Light Manufacturing. |
| IBM property locally known as 11400 Burnet Road and Data General property locally known as 2706 Montopolis Drive | → MI | MAJOR INDUSTRIAL is intended for commercial services, research and development, administrative facilities, and manufacturing uses that are typically located on large sites of 50 acres or more, planned for major industrial development. |

| CURRENT ZONING | | PROPOSED ZONING | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|-----|------------------------|--------------|-----|----------------------|--------------|-----|----------------------------|--------------|-----|---------------------|--------------|-----|----------------------|--------------|-----|----------------|--------------|
| DL | LIGHT INDUSTRIAL (all H&A districts) Any use permitted in "C", and manufacturing uses which are within a building or screened, e.g., lumberyards, storage yards, clothes manufacturing. | → LI | LIMITED INDUSTRIAL SERVICES Height: 60 ft. ² Commercial services, Basic and Limited Manufacturing, and Warehousing and Distribution | | | | | | | | | | | | | | | | | | |
| D | INDUSTRIAL (all H&A districts) All uses permitted in "C", and commercial and industrial uses, e.g., candle or gas manufacturing, stock yards. | | | | | | | | | | | | | | | | | | | | |
| E | HEAVY INDUSTRIAL (all H&A districts) All uses permitted in "D" and heavy industrial uses, e.g., petroleum refining. | | | | | | | | | | | | | | | | | | | | |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | | → AG | AGRICULTURAL DISTRICT Height: 60 ft. ² Stables, Animal and Crop Production, and Support Housing, on sites of 10 acres or more which preserve open space and valuable farming lands. | | | | | | | | | | | | | | | | | | |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | | → DR | DEVELOPMENT RESERVE Height: 35 ft. Intended to prevent premature land uses or land development for which adequate public services and facilities are unavailable. Minimum lots of 10 acres. Uses include Single Family Residential, Farming, or Ranching Production. | | | | | | | | | | | | | | | | | | |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | | → P | PUBLIC DISTRICT Height: -- 3 Land owned by Federal, State, County or City governments. | | | | | | | | | | | | | | | | | | |
| AV | AVIATION (all H&A districts) Uses directly associated with municipal aviation activities. | → AV | AVIATION SERVICES Height: -- 3 Uses are limited to aviation activities, business, and services dependent upon direct access to airport facilities. | | | | | | | | | | | | | | | | | | |
| PUD | P.U.D. PLANNED UNIT DEVELOPMENT (all H&A) Planned Unit Development allows for cluster development and alternative design standards. | → PUD | P.U.D. PLANNED UNIT DEVELOPMENT Height: -- 3 Planned Unit Development allows for cluster development and alternate design standards. | | | | | | | | | | | | | | | | | | |
| OVERLAY DISTRICTS | | | | | | | | | | | | | | | | | | | | | |
| These designations may be used in addition to base zoning classifications. | | | | | | | | | | | | | | | | | | | | | |
| H | HISTORIC Zoned as an Historic Landmark by the City of Austin. | → H | HISTORIC Same as in the current ordinance. | | | | | | | | | | | | | | | | | | |
| PRA | P.R.A. PRINCIPAL ROADWAY AREA Specific site plan requirements must be satisfied, relating to driveways, signs, and landscaping along designated roads. | → PRA | P.R.A. PRINCIPAL ROADWAY AREA | | | | | | | | | | | | | | | | | | |
| NO EQUIVALENT IN CURRENT ORDINANCE | | → | <table><tr><td>CDZ</td><td>CAPITOL DOMINANCE ZONE</td><td>SECTION 2915</td></tr><tr><td>CAZ</td><td>CONGRESS AVENUE ZONE</td><td>SECTION 2920</td></tr><tr><td>PSZ</td><td>E. SIXTH/PECAN STREET ZONE</td><td>SECTION 2925</td></tr><tr><td>DPZ</td><td>DOWNTOWN PARKS ZONE</td><td>SECTION 2930</td></tr><tr><td>DCZ</td><td>DOWNTOWN CREEKS ZONE</td><td>SECTION 2935</td></tr><tr><td>TLZ</td><td>TOWN LAKE ZONE</td><td>SECTION 2940</td></tr></table> | CDZ | CAPITOL DOMINANCE ZONE | SECTION 2915 | CAZ | CONGRESS AVENUE ZONE | SECTION 2920 | PSZ | E. SIXTH/PECAN STREET ZONE | SECTION 2925 | DPZ | DOWNTOWN PARKS ZONE | SECTION 2930 | DCZ | DOWNTOWN CREEKS ZONE | SECTION 2935 | TLZ | TOWN LAKE ZONE | SECTION 2940 |
| CDZ | CAPITOL DOMINANCE ZONE | SECTION 2915 | | | | | | | | | | | | | | | | | | | |
| CAZ | CONGRESS AVENUE ZONE | SECTION 2920 | | | | | | | | | | | | | | | | | | | |
| PSZ | E. SIXTH/PECAN STREET ZONE | SECTION 2925 | | | | | | | | | | | | | | | | | | | |
| DPZ | DOWNTOWN PARKS ZONE | SECTION 2930 | | | | | | | | | | | | | | | | | | | |
| DCZ | DOWNTOWN CREEKS ZONE | SECTION 2935 | | | | | | | | | | | | | | | | | | | |
| TLZ | TOWN LAKE ZONE | SECTION 2940 | | | | | | | | | | | | | | | | | | | |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | | → MU | MIXED USE COMBINING DISTRICT Application with selected base districts to permit combinations of office, retail, commercial, and residential uses within a single development. | | | | | | | | | | | | | | | | | | |
| NO EQUIVALENT IN CURRENT ZONING ORDINANCE | | → PDA | P.D.A. PLANNED DEVELOPMENT AREA Designation of commercial or industrial planned development areas which have been annexed. | | | | | | | | | | | | | | | | | | |
| SYMBOLS AND NOTES | | | | | | | | | | | | | | | | | | | | | |
| Building Height Limitations 1st and 6th H&A = 35 feet 2nd and 5th H&A = 60 feet 3rd H&A = 120 feet 4th H&A = 200 feet Interim Zoning (I) Simply refer to the designation following the "I;" for IAA refer to AA, for ID to D, etc. | | Abbreviations U.P.A. = Units per acre e.g. = for example sq. ft. = square feet H&A = Height & Area; H&A districts regulate height, bulk and density. | | | | | | | | | | | | | | | | | | | |
| | | Notes 1 Two Family Residential allows two separate structures on a single lot. 2 Height may be limited when adjacent to more restrictive districts. 3 Height not specified. See the proposed ordinance for details. | | | | | | | | | | | | | | | | | | | |
| EXHIBIT "B" | | | | | | | | | | | | | | | | | | | | | |

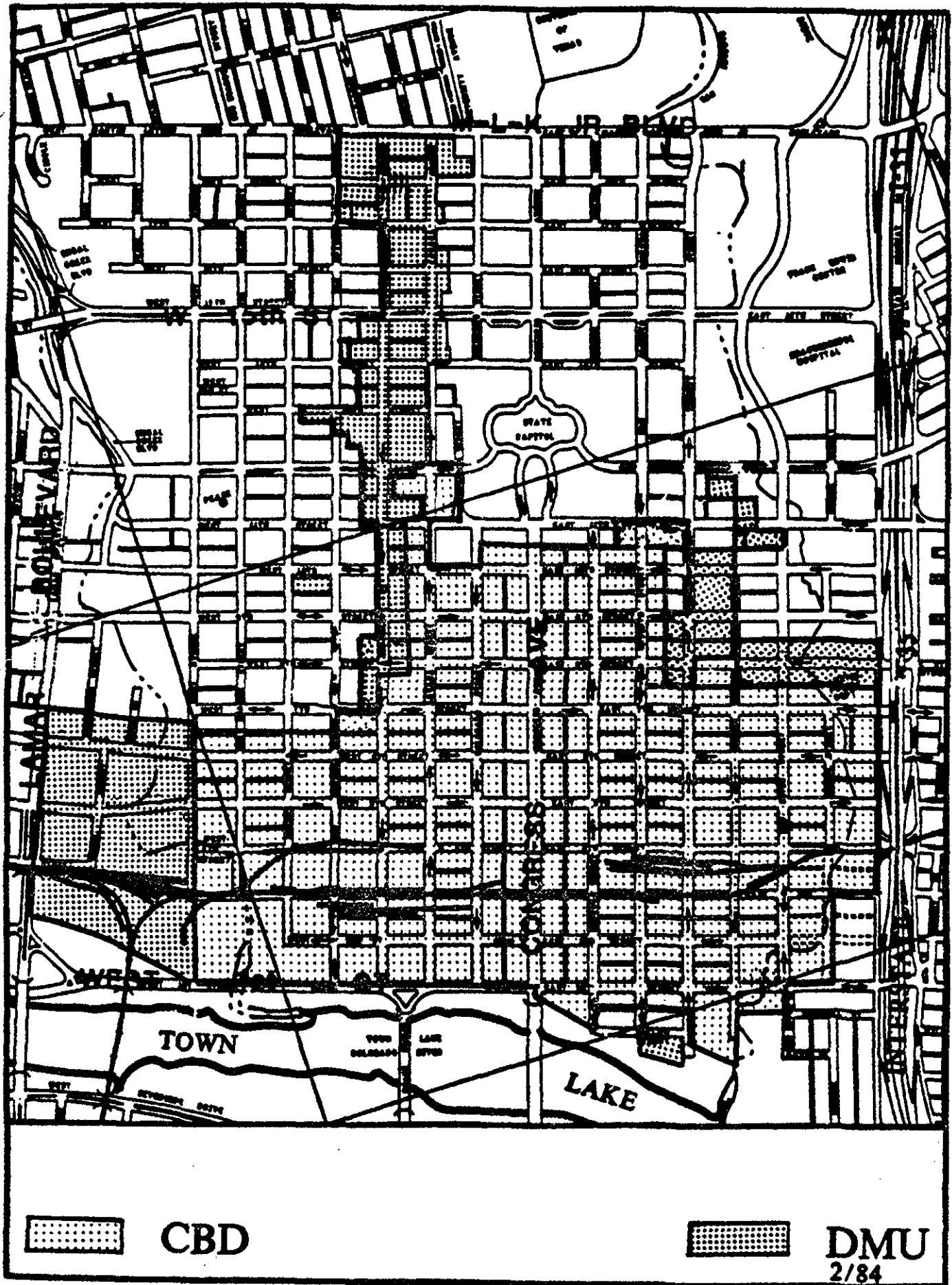


EXHIBIT "B"